

January 20, 1984
 Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #162 Zoning Advisory Committee Meeting are as follows:

Property Owner: Middle River Volunteer Fire Company, Inc.
 Location: SW/S Wilson Point Road 147' & 197' S/E from C/L Cypress Drive
 Existing Zoning: Dist. 10 & 11 - S-1
 Proposed Zoning: Special exception for parking lot (50 spaces). Special Hearing to approve an amendment to site plan (Case 227) to allow a 1000 sq. ft. addition to existing firehouse, of which 119 sq. ft. is subject to Baltimore County Zoning Regulations.

Address: 0.386 & 0.778
 District: 15th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ & other permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use grouped on an adjacent lot line shall be of one hour fire resistive construction; no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1402, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 502 and the required construction classification of Table 401.
- Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
 Charles E. Burnham, Chief
 Plans Review

CEB:aw

Arnold Jablon
 Zoning Commissioner

Norman E. Gerber, Director
 Office of Planning and Zoning

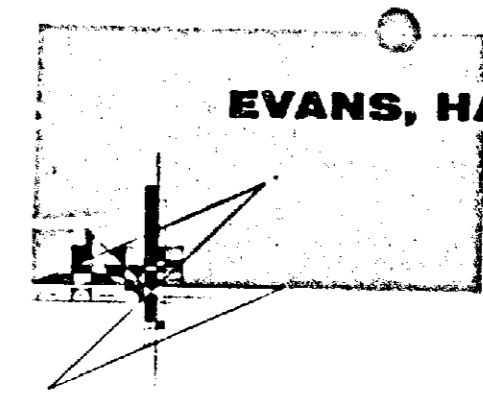
Middle River Volunteer Fire Co., Inc.
 84-227-XSPH

February 16, 1984

Parking computations should be detailed on the plan. The purpose of the 10 foot wide drive at the rear of the building should be indicated on the plan. The parking area must be paved. Finally, details of landscaping for approval by the Division of Current Planning and Development should be shown on the plan.

Norman E. Gerber
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG/JCH/sf



EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS
 8013 BELAIR ROAD / BALTIMORE, MD. 21226 (301) 664-1501

DESCRIPTION OF 1.164 ACRES, MORE OR LESS, PARCEL
 ON THE SOUTHWEST SIDE OF WILSON POINT ROAD,
 TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

BEGINNING FOR THE SAME on the southwest side of Wilson Point Road, 100 feet wide, at a point distance 147 feet, more or less, measured southeasterly along said southwest side of Wilson Point Road from its intersection with the centerline of Cypress Drive, 50 feet wide, thence leaving said place of beginning and the southwest side of Wilson Point Road and running the four following courses and distances, viz: (1) South 59 degrees 33 minutes 15 seconds West 200.00 feet (2) South 30 degrees 26 minutes 45 seconds East 115.70 feet (3) North 48 degrees 00 minutes 33 seconds West 140.00 feet, more or less (4) South 41 degrees 59 minutes 27 seconds West 248.00 feet, more or less, to the southwest side of Wilson Point Road, thence running and blinding thereon (5) northwesterly by a line curving to the right with a radius of 799.94 feet for a distance of 192 feet, more or less, to the place of beginning.

CONTAINING 1.164 acres of land, more or less.

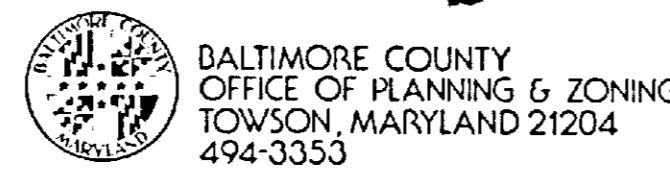
Special Exception applies to area not covered by previous hearing (Case No. 22-38).

NOTE: This description has been written for zoning purposes only and is not intended to be used for conveyance.

Revised plan
John E. Dulina
2/8/84



BALTIMORE CAMBRIDGE LAUREL WYOMING
 EVANS, HAGAN & HOLDEFER, INC.
 8013 BELAIR ROAD, BALTIMORE, MD. 21226
 (301) 664-1501
 EVANS, HAGAN & HOLDEFER, INC.
 8013 BELAIR ROAD, BALTIMORE, MD. 21226
 (301) 664-1501



ARNOLD JABLON
 ZONING COMMISSIONER

March 15, 1984

Mr. John Edward Dulina
 4 Alton Court
 Baltimore, Maryland 21237

IN RE: Petitions Special Hearing and
 Special Exception
 SW/S Wilson Point Road,
 147' SE of the centerline of
 Cypress Drive (1100 Wilson
 Point Road) - 15th Election
 District
 Middle River Volunteer Fire
 Company, Inc., Petitioner
 Case No. 84-227-XSPH

Dear Mr. Dulina:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,
Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

February 28, 1984

Middle River Volunteer Fire Co., Inc.
 c/o John E. Dulina
 1100 Wilson Point Road
 Middle River, Maryland 21220

Re: Petitions for Special Exception and Special Hearing
 SW/S Wilson Point Rd., 147' SE of the c/l of Cypress
 Drive (1100 Wilson Point Road)
 Middle River Volunteer Fire Co., Inc. - Petitioner
 Case No. 84-227-XSPH

Dear Sirs:

This is to advise you that \$59.73 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 128215

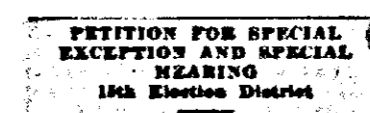
DATE: 3-8-84 ACCOUNT: R-01-615-000

AMOUNT: \$59.73

RECEIVED FROM: Middle River Volunteer Fire Co., Inc.
 FOR: Advertising & Posting Case # 84-227-XSPH

1 (Ch. + 734 Gd) 8 01900005587316 20864

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 16, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of six days, _____ before the _____ day of _____, 1984, the first publication appearing on the _____ day of _____, February 19, 1984.

THE JEFFERSONIAN
Arlene January
 Arlene January
 Manager

Cost of Advertisement, \$55.60

Mr. John Edward Dulina, President
 Middle River Volunteer Fire Co., Inc.
 4 Alton Court
 Baltimore, Md. 21237

Evans, Hagan & Holdefer, Inc.
 8013 Belair Road
 Baltimore, Md. 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this
 3rd day of January, 1984.

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

Petitioner: Middle River Vol. Fire Co.
 Received by: *Nicholas B. Commodari*
 Petitioner's Attorney: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 1.164+ ACRES
a. ADJACENT VOLUNTEER FIRE CO. PROPERTY: 0.367 ACRES
b. LEASE FROM MD DEPT OF TRANSPORTATION: 0.797 ACRES
2. EXISTING USE: VOLUNTEER FIRE COMPANY RELATED PARKING
3. EXISTING ZONING: DR 16 (DR 5.5 (SEE ALSO PETITION N° 22-38)
4. PROPOSED USE: SAME WITH A 1,000 SQ. FT. ELUG. ADDITION.
5. JLOG AREA:
a. EXISTING: 6,265 SQ. FT.
b. PROPOSED ADDITION: 1,000 SQ. FT.
TOTAL 7,265 SQ. FT.
6. PROPOSED ZONING: SAME, WITH A REQUEST FOR SPECIAL HEARING TO JMNEND
PETITION (CASE N° 22-38) AND ALSO A REQUEST FOR SPECIAL EXCEPTION
TO ALLOW COMMERCIAL PARKING IN A RESIDENTIAL ZONE.
7. N° OF PARKING SPACES REQUIRED: 7265 ÷ 330 = 25
8. N° OF PARKING SPACES PROVIDED: 30
9. THERE ARE NO OTHER EXISTING BUILDINGS WITHIN 200'
OF THIS SITE, EXCEPT AS SHOWN.

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND SPECIAL EXCEPTION

FOR

MIDDLE RIVER VOLUNTEER FIRE COMPANY INC.
1100 WILSON POINT RD. BALTIMORE, MD 21220

Tom H/2

EVANS, HAGAN & HOLDEFER, INC.

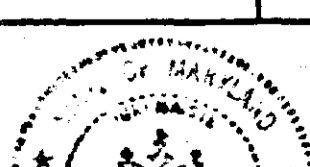
ENGINEERS, LAND PLANNERS & SURVEYORS

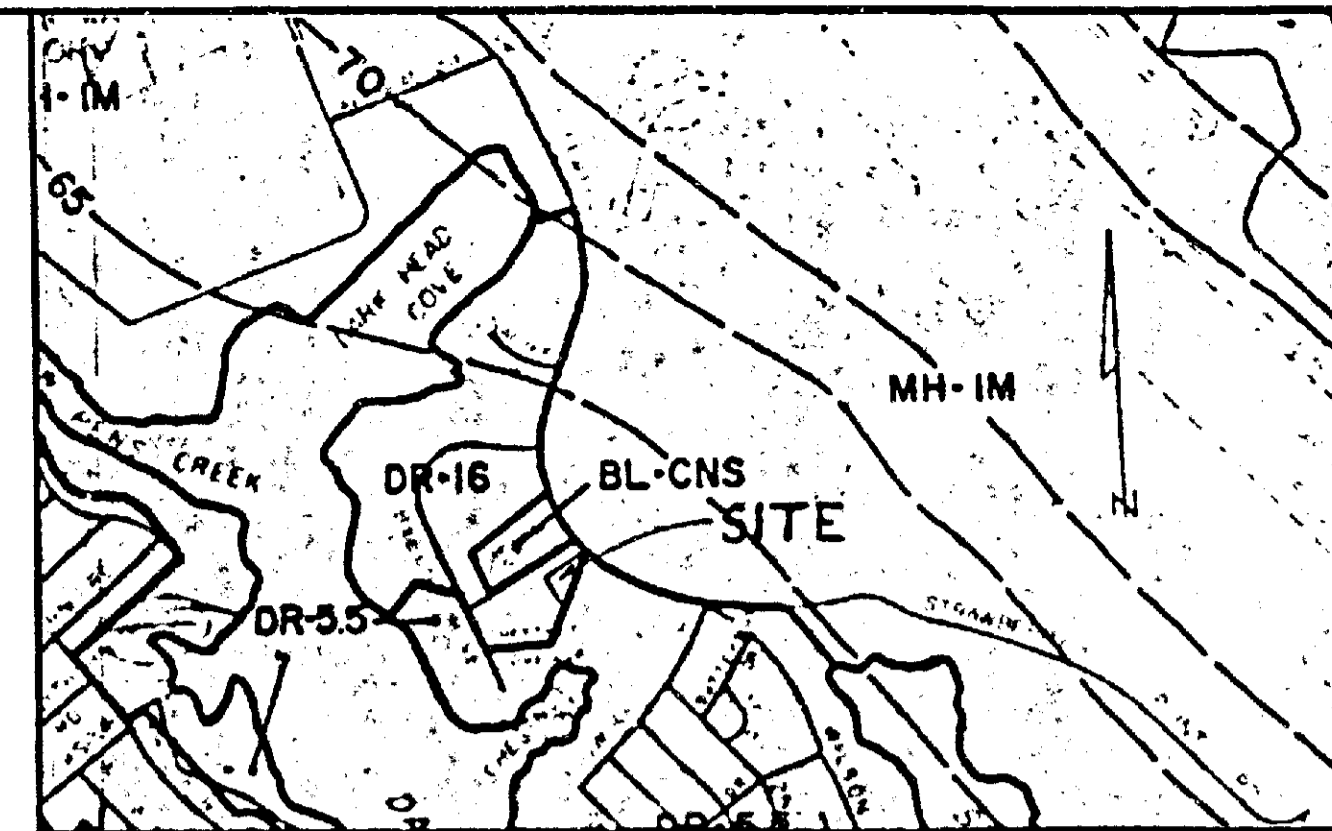
8013 BELAIR ROAD / BALTIMORE, MD. 2123

630 POPLAR STREET / CAMBRIDGE MD 21613 / (301) 228-5311
111 JOHN STREET / WESTMINSTER MD 21157 / (301) 840-1711
504 WEST STREET / LAUREL MD 20636 / (301) 286-0000

Qui Mante

66-14271

EVANS, HIGAN, HAGEN & HOLDEFER, INC.			
DATE	REVISION	BY	ENGINEERS, LAND PLANNERS & SURVEYOR
			801 BELAIR ROAD / BALTIMORE, MD 21206
			(301) 586-1501
SURVEYED BY			
COMPUTED BY			
DRAWN BY			
CHECKED BY			
DINA, NO.			
DATE			585 POPULAR STREET / CAMBRIDGE, MD 21613 / (301) 228-3550 111 JOHN STREET / WESTMINSTER, MD 21157 / (301) 640-1700 101 WEST STREET / LAUREL, MD 20701 / (301) 780-0008 <i>John M. Maiste</i> DATE <u>Mar. 7, 1983</u> SCALE <u>1" = 20'</u>



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

- TOTAL AREA OF PROPERTY: 1.1644 ACRES
- MIDDLE RIVER VOLUNTEER FIRE CO. PROPERTY: 0.367 ACRES
- LEASE FROM MD DEPT. OF TRANSPORTATION: 0.797 ACRES
- EXISTING USE: VOLUNTEER FIRE COMPANY & RELATED PARKING
- EXISTING ZONING: DR 16 & DR 5.5 (SEE ALSO PETITION NO. 22-38)
- PROPOSED USE: SAME WITH A 1,000 SQ. FT. BLDG. ADDITION
- BLDG. AREA:

a. EXISTING:	6,265 SQ. FT.
b. PROPOSED ADDITION:	1,000 SQ. FT.
TOTAL:	7,265 SQ. FT.
- PROPOSED ZONING: SAME, WITH A REQUEST FOR SPECIAL HEARING TO JAIL AND PETITION (CASE NO. 22-38) AND ALSO A REQUEST FOR SPECIAL EXCEPTION TO ALLOW COMMERCIAL PARKING IN A RESIDENTIAL ZONE.
- NO. OF PARKING SPACES REQUIRED: 7265 ÷ 300 = 25
- NO. OF PARKING SPACES PROVIDED: 50
- THERE ARE NO OTHER EXISTING BUILDINGS WITHIN 200' OF THIS SITE, EXCEPT AS SHOWN.

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND SPECIAL EXCEPTION

FOR

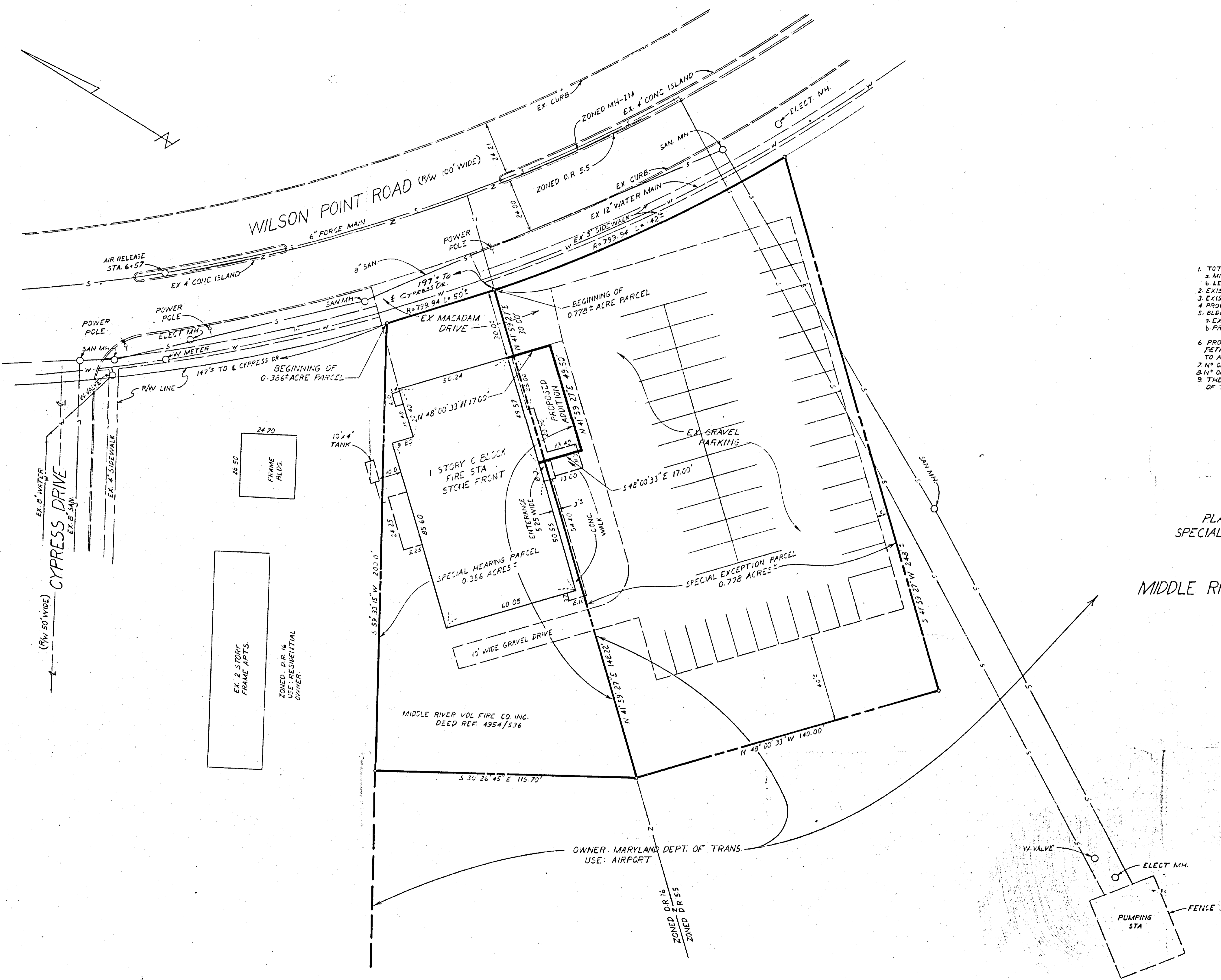
MIDDLE RIVER VOLUNTEER FIRE COMPANY INC.
1100 WILSON POINT RD. BALTIMORE, MD 21220

PETITIONER'S
EXHIBIT 1

413
12/29
KPH
11/88
JTH

Tom #16

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
ENGINEERS, LAND PLANNERS & SURVEYORS		
8013 BELAIR ROAD / BALTIMORE, MD 21226		
(201) 988-1501		
300 POPLAR STREET / CAMDEN, MD 21613 / (201) 538-3888		
111 JOHN STREET / WESTMINSTER, MD 21157 / (201) 846-1198		
1000 WEST STREET / LAUREL, MD 20707 / (201) 715-0200		
SURVEYED BY COMPUTED BY DRAWN BY CHECKED BY		
DATE: 6-27-1983 SCALE: 1" = 20' Drwg. No.		



OWNER: MARYLAND DEPT. OF TRANS.
USE: AIRPORT

MIDDLE RIVER VOL FIRE CO. INC.
DEED REF. 4954/536

ZONED: DR 16
USE: RESIDENTIAL
OWNER:

EX. 2 STORY
FRAME APTS.

24.70
25.50
FRAME
BLDG.

ZONED DR 16
ZONED DR 5.5

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
SW/2 Wilson Point Rd., 147' OF BALTIMORE COUNTY
SE of Centerline of Cypress
Dr. (1100 Wilson Point Rd.),
15th District
MIDDLE RIVER VOLUNTEER FIRE : Case No. 84-227-XSPH
CO., INC., Petitioner

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any preliminary
or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 21st day of February, 1984,
a copy of the foregoing Entry of Appearance was mailed to Mr. John Edward
Dulina, Middle River Volunteer Fire Co., Inc., 1100 Wilson Point Rd.,
Middle River, MD 21220, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RECEIVED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cc: Nicholas B. Commodari,
Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. John Edward Dulina, President
Middle River Volunteer Fire Co., Inc.
4 Alton Court
Baltimore, Maryland 21237

RE: Item No. 162 - Case No. 84-227-XSPH
Middle River Volunteer Fire Co., Inc.
Special Exception & Special Hearing

Dear Mr. Dulina:

The Zoning Plans Advisory Committee has reviewed the
plans submitted with the above referenced petition. The
following comments are not intended to indicate the appro-
priateness of the zoning action requested, but to assure
that all parties are made aware of plans or problems with
regard to the development plans that may have a bearing on
this case. The Director of Planning may file a written
report with the Zoning Commissioner with recommendations
as to the suitability of the requested zoning.

In view of your proposal to expand the existing fire
company this combination hearing is required. After con-
sideration with the Zoning Commissioner, concerning parking
and the paving for the adjacent parking area to the south-
east, it was decided that these matters should be discussed
at the hearing. For this reason the petition was advertised
as originally submitted.

Enclosed are all comments submitted from the members
of the Committee at this time that offer or request infor-
mation on your petition. If similar comments from the
remaining members are received, I will forward them to you.
Otherwise, any comment that is not informative will be
placed in the hearing file. This petition was accepted for
filing on the date of the enclosed filing certificate and a
hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #162 (1983-1984)
Property Owner: Middle River Volunteer Fire
Company, Inc.
S/WS Wilson Point Rd. 147' & 197' S/E from
centerline Cypress Dr.
Acres: 0.386 & 0.778 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.

Highways:

Wilson Point Road (Md. 587) is a State Road. All improvements, intersections,
entrances, drainage requirements and construction affecting a State Road right-of-way
are subject to the standards, specifications and approval of the Maryland State
Highway Administration in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings down-
stream of the property. A grading permit is, therefore, necessary for all grading,
including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or
permanent) to prevent creating any nuisances or damages to adjacent properties,
especially by the concentration of surface waters. Correction of any problem
which may result, due to improper grading or improper installation of drainage
facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewater. The Petitioner
is advised that the proper sections of the Baltimore County Building Code must be
followed whereby elevation limitations are placed on the lowest floor (including
basements) of residential and commercial development.

Item #162 (1983-1984)
Property Owner: Middle River Volunteer Fire Company, Inc.
Page 2
February 16, 1984

Water and Sanitary Sewers:

Public 12-inch water main exists in Wilson Point Road. Fire hydrants are
located at the Cypress Drive and Dogwood Road intersections with Wilson Point
Road.

A public 6-inch sanitary sewage force main and 10-inch public sanitary
sewerage exist in Wilson Point Road and traverse the northeastern portion of
this property.

The Petitioner is cautioned that no construction of any structure, including
footings, is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,

Robert A. Morrison, P.E.
ROBERT A. MORRISON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:sa

1-SE Key Sheet
9 & 10 NE 17 Pos. Sheets
NE 3 J Topo
91 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catliver
Administrator

January 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, MD. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-3-84
ITEM: #162
Property Owner: Middle
River Volunteer Fire Co.,
Inc.
Location: S/W side Wilson
Point Road (Route 587),
147' & 197' S/E from c/l
Cypress Drive
Existing Zoning: D.R. 16
& D.R. 5.5
Proposed Zoning: Special
Exception for parking lot
(50 spaces); Special Hearing
to approve an amendment to
site plan (Case 2238) to
allow a 1000 sq. ft. addi-
tion to existing fire-
house, of which 149 sq. ft.
is subject to Baltimore
County Zoning Regulations.
Acres: 0.386 & 0.778
District: 15th

Dear Mr. Jablon:

On review of the site plan of 10-7-83 and field inspection,
the State Highway Administration offers the following comments.

We request the plan be revised to show the following:

1. Construction of S.H.A. type 'A' concrete curb
in back of the S.H.A. R/W line and parallel
to Wilson Point Road.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7177/707 North Calvert St., Baltimore, Maryland 21203-0717

January 5, 1984

Mr. A. Jablon

2. Eliminate two (2) parking spaces at the center
of the existing parking lot and construct a
concrete island for protection of parked vehicles.
3. Show the existing entrance (gravel entrance) from
the parking lot to the pumping station with turn
around.
4. Provide bituminous overlay at the entrance area to
the parking lot.

If you have any questions, do not hesitate to call this
office.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd

Attachment

cc: Mr. J. Ogle (w-attachment)



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 6, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 158, 159, 162, 164, 165. -ZAC- Meeting of January 3, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
item numbers 158, 159, 162, 164, and 165.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 13, 1984

FROM: Jan J. Forrest

SUBJECT: Zoning Variance Items
Meeting - January 3, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 158 - Caroline Leona Ward
- Item # 161 - Helen L. Coppert
- Item # 162 - Middle River Volunteer Fire Company, Inc.
- Item # 164 - Howard M. Harris, et ux
- Item # 165 - Dollie Jo Gleason

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

February 13, 1984

PAUL H. RENCKE
CHIEF

Mr. William H. and
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Middle River Volunteer Fire Company, Inc.

Location: S/W Wilson Point Road 147' & 197' S/E from c/l Cypress Drive

Item No.: 162 Zoning Agenda: Meeting of January 3, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

110 FINEST JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 20, 1984

Dear Mr. Jablon:

Comments on Item # 162 Zoning Advisory Committee Meeting are as follows:

Property Owner: Middle River Volunteer Fire Company, Inc.
Location: S/W Wilson Point Road 147' & 197' S/E from C/L Cypress Drive
Existing Zoning: D.R. 10 & D.R. 5
Proposed Zoning: Special exception for parking lot (50 spaces). Special Hearing to approve an Amendment to site plan (Case 2238), to allow a 1000 sq. ft. addition to existing firehouse, of which 149 sq. ft. is subject to Baltimore County Zoning Regulations.

Acres: 0.366 & 0.778
District: 15th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & other miscellaneous permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1102, also Section 501.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 16, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Middle River Volunteer Fire Co., Inc.
SUBJECT: 84-222-XSPH

Parking computations should be detailed on the plan. The purpose of the 10 foot wide drive at the rear of the building should be indicated on the plan. The parking area must be paved. Finally, details of landscaping for approval by the Division of Current Planning and Development should be shown on the plan.

NEG/JCH/sf

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 3, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of:
January 3, 1984

RE: Item No: 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, & 168.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WSP/lh

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

15th Election District

ZONING: Petition for Special Exception and Special Hearing

LOCATION: Southwest side Wilson Point Road, 147 ft. Southeast of the centerline of Cypress Drive (1100 Wilson Point Road)

DATE & TIME: Thursday, March 8, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for addition and parking lot for use of the Middle River Volunteer Fire Company, Inc. and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to site plan in Case No. 2238 to allow an addition to existing fire house, of which 149 sq. ft. located on applicant's property is subject to Baltimore County Zoning Regulations

Being the property of Middle River Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

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Being the property of Middle River Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Department.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL HEARING AND
SPECIAL EXCEPTION
SW/S of Wilson Point Road,
147' SE of the centerline of
Cypress Drive (1100 Wilson
Point Road) - 15th Election
District
Middle River Volunteer Fire
Company, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-227-XSPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks to amend the site plan filed in Case No. 2238-X to allow an addition to be constructed to the existing firehouse and a special exception to allow a volunteer fire company in a residential zone, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its President, John Dulina, appeared and testified. Also appearing on behalf of the Petitioner were Stewart Diffenderfer, Joe Novak, and Jack Yard. There were no Protestants.

Testimony indicated that the volunteer fire company has been at its present location, zoned both D.R.16 and D.R.5.5, since 1953. This property was the subject of a hearing, Case No. 2238-X, wherein a special exception was granted for a volunteer fire company. The Order in that case did not prescribe any parking requirements. In fact, the subject site of that case is adjacent to the property under consideration here which provided the necessary parking. It is assumed that the Order deleted reference to parking inasmuch as appropriate parking was provided on the adjacent property. The adjacent property was once owned by Martin Marietta and was later taken over by the State.

Due to increased service required of this volunteer fire company by an ever-expanding population, additional equipment is required. The Petitioner has

purchased a new ladder truck, which cannot be housed in the existing building because it is too small. The Petitioner's property is irregular in shape and is not large enough to provide sufficient area for a much-needed expansion. The only place where such an addition can be located is on the adjoining State-owned property. Because of the Petitioner's needs, it has entered into a lease agreement with the State to allow the addition and parking area to be located on the adjacent lot. The existing firehouse is practically on the boundary line, and the addition would be to the side of the building with the common property line, as shown on Petitioner's Exhibit 1. The addition would be approximately 20' x 50' and would be used only for the storage of this new equipment. The present facility fronts on Wilson Point Road and the only place to expand to allow for ingress and egress of the new equipment is on the State-owned property, where a paved area fronting on Wilson Point Road already exists on which any equipment may enter or exit.

The new addition would require less than five parking spaces (Section 409.2.b.(5) of the Baltimore County Zoning Regulations (BCZR)). Although the existing building requires 21 parking spaces, the Order granting the special exception did not require them. Therefore, inasmuch as the special exception was granted, this Zoning Commissioner is estopped from demanding that any parking be provided. The State-owned property does in fact provide 50 spaces, more than enough for the special exception requested.

The special exception requested is to allow the expansion of the existing firehouse to be located on the State-owned property, which was not a subject of the original special exception, and the amendment pursuant to the special hearing is requested to allow the addition to be attached to the existing building, which was subject to the original hearing. A small area of the addition will be located on the Petitioner's property, as shown on Petitioner's Exhibit 1.

- 2 -

It should be noted that the surrounding community recognizes the need for the fire company and also the need for the expansion. They are in favor of the requests made herein. See Petitioner's Exhibit 2.

Section 409.2.c.(2), BCZR, requires any parking area for more than five vehicles to be a durable and dustless surface. If the parking area computation considers in the existing building as well as the addition, the entire parking area on the new site would have to be paved. If the parking requirements for the existing building are not factored, leaving only the computation for the addition, paving would not be required.

A defense of equitable estoppel would exist to the Petitioner if any other conclusion were to be reached. Estoppel always requires proof that the party against whom estoppel is claimed must do or say something calculated or intended to induce another party to believe that certain facts exist and to act on that belief. The other party must also change its position in reliance on those facts, thereby causing injury. There must be good faith by a party acting on affirmative acts of the municipality. Saah v. District of Columbia Bd. of Zoning Adjustment, 433 A.2d 1114 (D.C., 1981). In municipal zoning cases, however, estoppel may be invoked only with great caution, only when special circumstances make it highly inequitable or oppressive to enforce the regulations. 8A McQuillin, Municipal Corps, Sections 25.349 and 27.56; 3 Rathkopf, The Law of Zoning & Planning, 45-38. The defense of estoppel is based on a substantial burden of proof, a requirement to show that the agents of Baltimore County acted to induce reliance and that such reliance was to the owner's detriment to such an extent that enforcement of the BCZR would be "highly inequitable or oppressive". Zoning Commissioner v. Lescynski, 453, A.2d 1144 (Conn., 1982). Certainly, any such defense would be applicable and warranted here if any contradiction were to be determined.

- 3 -

The Petitioner has the right to rely on the plain and clear language of Case No. 2238-X which does not include any parking requirements. Any attempt now to require paving for parking spaces not required then would cause irreparable harm to the Petitioner, which cannot financially conform. The additional equipment to protect the health, safety, and general welfare of the community it serves is what is important, not the paving of a parking lot. Any such requirement is estoppel from implementation for the aforesaid reasons. Therefore, since the addition requires less than five spaces, a durable and dustless surface is not required and no paving (or other acceptable surface under Section IX.A.2, CMRP) is required.

The Petitioner seeks an amendment to the site plan pursuant to Section 500.7 and relief from Section 1801.1.C.19 for a volunteer fire company in a residential zone pursuant to Section 502.1, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the community.

It is clear that the BCZR permit the use requested by the Petitioner in the present zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that a special exception as applied for by the Petitioner should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not

- 4 -

actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner does not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and requested amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1984, that the Petition for Special Exception for a volunteer fire company in a residential zone and, additionally, the Petition for Special Hearing to amend the site plan filed in Case No. 2238-X to allow an addition to be constructed to the existing firehouse, in accordance with the site plan introduced and accepted into evidence as Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Public Works and made a part of the Baltimore County Zoning Plans Advisory Committee (ZPAC).
2. The comments submitted by the Maryland Department of Transportation and made a part of the ZPAC must be complied with or modified pursuant to a written agreement

with the Maryland Department of Transportation, which then shall be made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

IN RE: PETITIONS SPECIAL HEARING AND
SPECIAL EXCEPTION
SW/S of Wilson Point Road,
147' SE of the centerline of
Cypress Drive (1100 Wilson
Point Road) - 15th Election
District
Middle River Volunteer Fire
Company, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-227-XSPH

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A defense of equitable estoppel would exist to the Petitioner if any other conclusion were to be reached. Estoppel always requires proof that the party against whom estoppel is claimed must do or say something calculated or intended to induce another party to believe that certain facts exist and to act on that belief. The other party must also change its position in reliance on those facts, thereby causing injury. There must be good faith by a party acting on affirmative acts of the municipality. Saah v. District of Columbia Bd. of Zoning Adjustment, 433 A.2d 1114 (D.C., 1981). In municipal zoning cases, however, estoppel may be invoked only with great caution, only when special circumstances make it highly inequitable or oppressive to enforce the regulations. 8A McQuillin, Municipal Corps, Sections 25.349 and 27.56; 3 Rathkopf, The Law of Zoning & Planning, 45-38. The defense of estoppel is based on a substantial burden of proof, a requirement to show that the agents of Baltimore County acted to induce reliance and that such reliance was to the owner's detriment to such an extent that enforcement of the BCZR would be "highly inequitable or oppressive". Zoning Commissioner v. Lescynski, 453, A.2d 1144 (Conn., 1982). Certainly, any such defense would be applicable and warranted here if any contradiction were to be determined.

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The Petitioner seeks an amendment to the site plan pursuant to Section 500.7 and relief from Section 1501.1.C.19 for a volunteer fire company in a residential zone pursuant to Section 502.1, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the community.

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1. Compliance with the comments submitted by the Department of Public Works and made a part of the Baltimore County Zoning Plans Advisory Committee (ZPAC).
2. The comments submitted by the Maryland Department of Transportation and made a part of the ZPAC must be complied with or modified pursuant to a written agreement.

- 5 -

IN RE: PETITIONER SPECIAL HEARING AND
SPECIAL EXCEPTION
147' SE of the centerline of
Cypress Drive (1100 Wilson
Point Road) - 15th Election
District
Middle River Volunteer Fire
Company, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-227-XSPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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2. The comments submitted by the Maryland Department of Transportation and made a part of the ZPAC must be complied with or modified pursuant to a written agreement.

- 5 -

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Connodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. John Edward Dulina, President
Middle River Volunteer Fire Co., Inc.
4 Alton Court
Baltimore, Maryland 21237

RE: Item No. 162 - Case No. 84-227-XSPH
Middle River Volunteer Fire Co., Inc.
Special Exception & Special Hearing

Dear Mr. Dulina:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to expand the existing fire company this combination hearing is required. After conversation with the Zoning Commissioner, concerning parking required for the affairs that are conducted on the property and the paving for the adjacent parking area to the south-east, it was decided that these matters should be discussed at the hearing. For this reason the petition was advertised as originally submitted.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Connodari, Jr.
NICHOLAS B. CONNODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. DISTEL, P.E.
DIRECTOR

February 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #162 (1983-1984)
Property Owner: Middle River Volunteer Fire
Company, Inc.
S/WS Wilson Point Rd. 147' & 197' S/E from
centerline Cypress Dr.
Acres: 0.386 & 0.778 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Wilson Point Road (Md. 587) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

with the Maryland Department of Transportation, which then shall be made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

purchased a new ladder truck, which cannot be housed in the existing building because it is too small. The Petitioner's property is irregular in shape and is not large enough to provide sufficient area for a much-needed expansion. The only place where such an addition can be located is on the adjoining State-owned property. Because of the Petitioner's needs, it has entered into a lease agreement with the State to allow the addition and parking area to be located on the adjacent lot. The existing firehouse is practically on the boundary line, and the addition would be to the side of the building with the common property line, as shown on Petitioner's Exhibit 1. The addition would be approximately 20' x 50' and would be used only for the storage of this new equipment. The present facility fronts on Wilson Point Road and the only place to expand to allow for ingress and egress of the new equipment is on the State-owned property, where a paved area fronting on Wilson Point Road already exists on which any equipment may enter or exit.

The new addition would require less than five parking spaces (Section 409.2.b.(5) of the Baltimore County Zoning Regulations (BCZR)). Although the existing building requires 21 parking spaces, the Order granting the special exception did not require them. Therefore, inasmuch as the special exception was granted, this Zoning Commissioner is estopped from demanding that any parking be provided. The State-owned property does in fact provide 50 spaces, more than enough.

The special exception requested is to allow the expansion of the existing firehouse to be located on the State-owned property, which was not a subject of the original special exception, and the amendment pursuant to the special hearing is requested to allow the addition to be attached to the existing building, which was subject to the original hearing. A small area of the addition will be located on the Petitioner's property, as shown on Petitioner's Exhibit 1.

- 2 -

The Petitioner has the right to rely on the plain and clear language of Case No. 2238-X which does not include any parking requirements. Any attempt now to require paving for parking spaces not required then would cause irreparable harm to the Petitioner, which cannot financially conform. The additional equipment to protect the health, safety, and general welfare of the community it serves is what is important, not the paving of a parking lot. Any such requirement is estoppel from implementation for the aforescribed reasons. Therefore, since the addition requires less than five spaces, a durable and dustless surface is not required and no paving (or other acceptable surface under Section IX.A.2, CMDF) is required.

The Petitioner seeks an amendment to the site plan pursuant to Section 500.7 and relief from Section 1801.1.C.19 for a volunteer fire company in a residential zone pursuant to Section 502.1, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the community.

It is clear that the BCZR permit the use requested by the Petitioner in the present zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioner should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not

- 4 -

with the Maryland Department of Transportation, which then shall be made a part of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

- 6 -

Item #162 (1983-1984)
Property Owner: Middle River Volunteer Fire Company, Inc.
Page 2
February 16, 1984

Water and Sanitary Sewers:

Public 12-inch water main exists in Wilson Point Road. Fire hydrants are located at the Cypress Drive and Dogwood Road intersections with Wilson Point Road.

A public 6-inch sanitary sewage force main and 10-inch public sanitary sewerage exist in Wilson Point Road and traverse the northeasterly portion of this property.

The Petitioner is cautioned that no construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

1-SE Key Sheet
9 & 10 NE 37 Pos. Sheets
NE 3 J Topo
91 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

January 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-3-84
ITEM: #162
Property Owner: Middle River Volunteer Fire Co., Inc.
Location: S/W side Wilson Point Road (Route 587), 147' & 197' S/E from c/l Cypress Drive
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for parking lot (50 spaces); Special Hearing to approve an amendment to site plan (Case 2238) to allow a 1000 sq. ft. addition to existing firehouse, of which 149 sq. ft. is subject to Baltimore County Zoning Regulations.
Acre: 0.386 & 0.778
District: 15th

Dear Mr. Jablon:

On review of the site plan of 10-7-83 and field inspection, the State Highway Administration offers the following comments.

We request the plan be revised to show the following:

1. Construction of S.H.A. type 'A' concrete curb in back of the S.H.A. R/W line and parallel to Wilson Point Road.

My telephone number is (301) 659-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5067 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

January 5, 1984

Mr. A. Jablon

2. Eliminate two (2) parking spaces at the center of the existing parking lot and construct a concrete island for protection of parked vehicles.
3. Show the existing entrance (gravel entrance) from the parking lot to the pumping station with turn around.
4. Provide bituminous overlay at the entrance area to the parking lot.

If you have any questions, do not hesitate to call this office.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd
Attachment
cc: Mr. J. Ogle (w-attachment)

- 2 -



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

February 13, 1984

PAUL H. KENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Middle River Volunteer Fire Company, Inc.

Location: S/W Wilson Point Road 147' & 197' S/E from c/l Cypress Drive

Item No.: 162 Zoning Agenda: Meeting of January 3, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb